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U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SAN JOSE DIVISION

In re:

PIERCE CONTRACTORS, INC.

Debtor

CASE NO.: 20-50182-MEH

CHAPTER 11

**RESPONSE TO ORDER TO SHOW
CAUSE RE DISMISSAL**

COMES NOW DEBTOR and respectfully responds to this Court's Order to Show Cause
re Dismissal as follows:

BACKGROUND

1. Debtor, represented by Mlnarik Law Group, Inc. filed the herein case on Jan. 13, 2020.

2. Debtor is the owner of real property at 194 Lantz Drive Morgan Hill, CA 95037 ("Property" hereinafter). Per appraisal from Michael Barcells, the Property had a value as of Feb. 3, 2021 of \$1,750,000.

3. As of the petition date, the Property was encumbered as follows:

1 st trust deed - Sassan Raissi, et al	\$1,614,709.91
2 nd Trust Deed Richard & Yong Joyce	\$ 487,799.84
3 rd Trust Deed- Richard & Yong Joyce	<u>\$ 311,361.68</u>
	\$2,413,871.43

1 4. On Nov. 9, 2020 Sassan Raissi, et al filed a motion for relief from the automatic
2 stay. On June 15, 2021, an Order for Relief from the Automatic Stay was entered. A new Notice
3 of Sale has been published.

4 5. Notwithstanding the relief from stay order, Debtor believes he has a confirmable
5 plan and is prepared to expedite the case towards confirmation as follows:
6

7 a. Debtor is evaluating re-designating case to a Subchapter V

8 b. Debtor will bring a motion to value to pay in full or possibly cram 1st trust
9 deed and to cram/strip junior liens

10 c. Concurrently debtor will bring a motion for a new private money 1st trust
11 deed (term sheet already received) to take out the existing first trust deed with a cash
12 infusion tentatively estimated at approximately \$800,000 from Richard Pierce's sons.
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15 WHEREFORE Debtor respectfully requests that the case not be dismissed.
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18 Dated: June 24, 2021

THE FULLER LAW FIRM, P.C.

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21 /s/ Lars T. Fuller
Attorney for Debtor
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